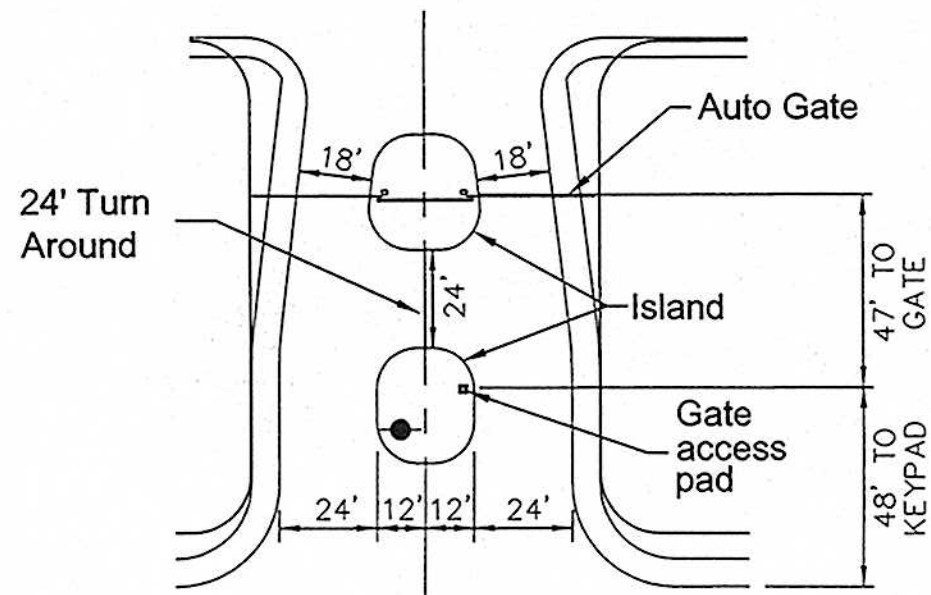


LOCATION MAP  
NOT TO SCALE



ENTRANCE GATE

NOTES

1. JULY 7, 2006 CHANGES INCLUDE LOT REDUCTION IN UNIT 1, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.
2. SEPTEMBER 11, 2007 CHANGES INCLUDE THE ADDITION OF UNIT 3A, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.

PARK LAND ANALYSIS

PLAN	REQUIRED
442 LOTS 1AC / 70 LOTS	6.30 AC
PLAYGROUND	1.00 AC
PARK AT WELL SITE	0.50 AC
POOL (2,500 sqft)	1.50 AC
RECREATION CENTER BUILDING (1,500 sqft)	1.00 AC
PARK AT TANK SITE	0.30 AC
PARK AT POOL	0.50 AC
ATHLETIC COURT	1.50 AC
	6.30 AC 6.30 AC

PLANNED UNIT DEVELOPMENT ANALYSIS

UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	28	7.57	3.7
2	33	5.47	6.0
3	51	8.92	5.7
3A	6	2.11	2.8
4	51	7.69	6.6
5	34	4.78	7.1
6	42	6.03	7.0
7	50	7.10	7.0
8	60	8.92	6.7
9	41	6.07	6.8
10	46	7.31	6.3
TOTAL:	442	71.97	6.1

ADJACENT PROPERTY OWNERS: SEE PLAN  
E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S AQUIFER ZONE.  
STREET: THE STREET WILL BE A PRIVATE STREET. APPROXIMATELY (16,082 LINEAR FT)  
GATED STATUS: THE SUBDIVISION WILL BE GATED.  
NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ELEVEN PHASES.  
PROPOSED LAND USE: THE PROPOSED LAND USE IS RESIDENTIAL.  
PROPERTY ZONING: THE PROPERTY IS OUT OF THE CITY LIMITS  
TOTAL PROPERTY ACREAGE: 71.97 ACRES (3,135,172 S.F.)  
PAVED SQUARE FOOTAGE: 506,583 S.F. (11.63 AC.)  
TOTAL AREA OF OPEN SPACE - PASSIVE: 1,618,690 S.F. (37.16 AC.)



LEGEND

- BOUNDARY UNIT LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- R.O.W. LINE
- EXISTING CONTOUR
- PARK AREA

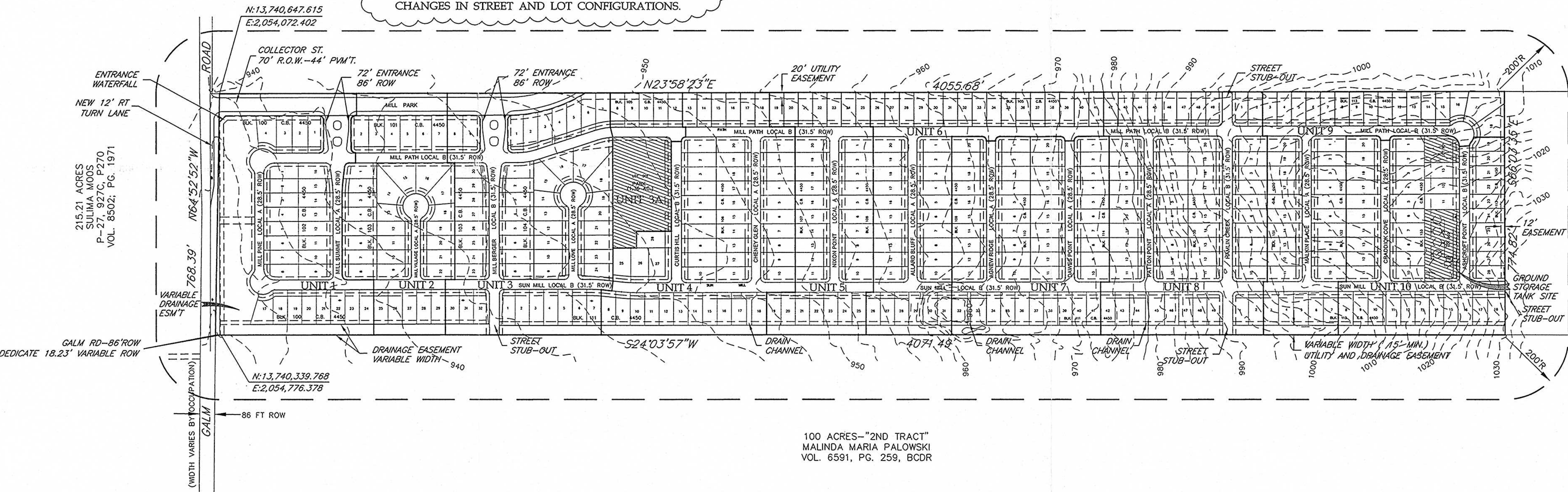
ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS), AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY, DATED APRIL 27, 04.

LEGAL DESCRIPTION

71.97 ACRES OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER

HJ ENTERPRISES, L.P.  
111 SOLEDAD ST., SUITE 1111  
SAN ANTONIO, TEXAS 78205  
(210) 493-2833  
(210) 493-6772 FAX



20.076 ACRES  
ERNE DeWINNE, et ux  
VOL. 8041, PG. 1173, BCRPR

Revision to P.U.D. # 05-035B

APPROVED: [Signature]  
Director of Development Services  
City of San Antonio  
Date 10/25/07

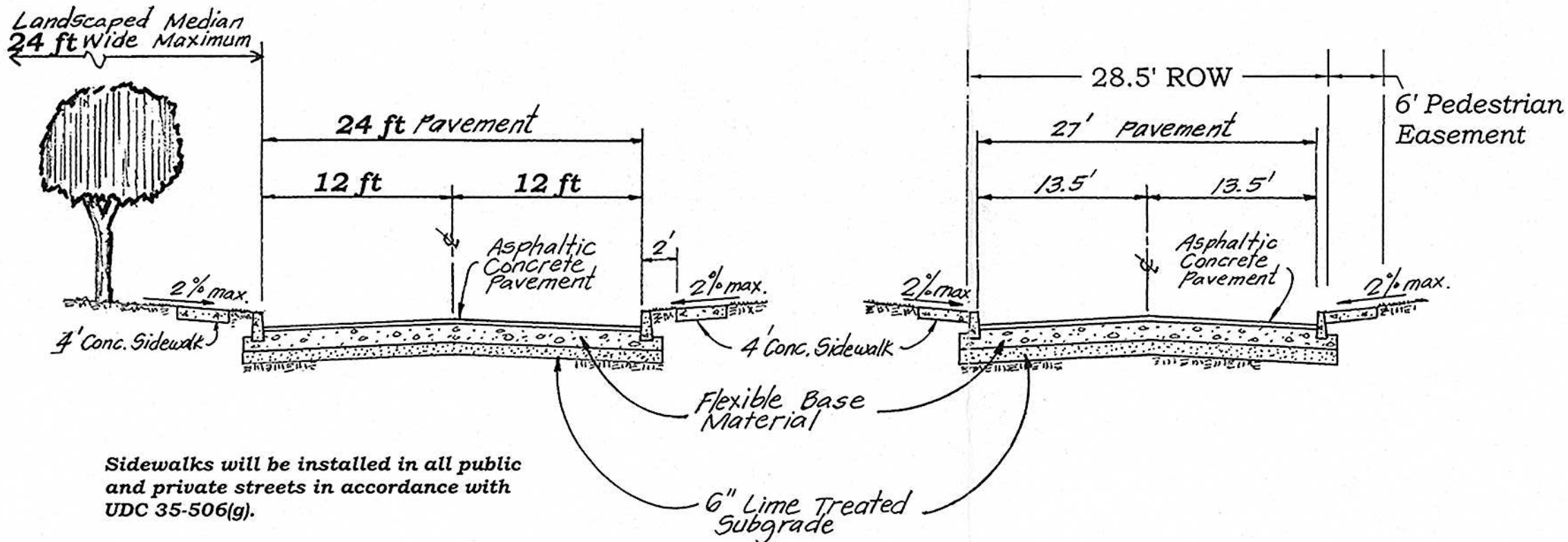
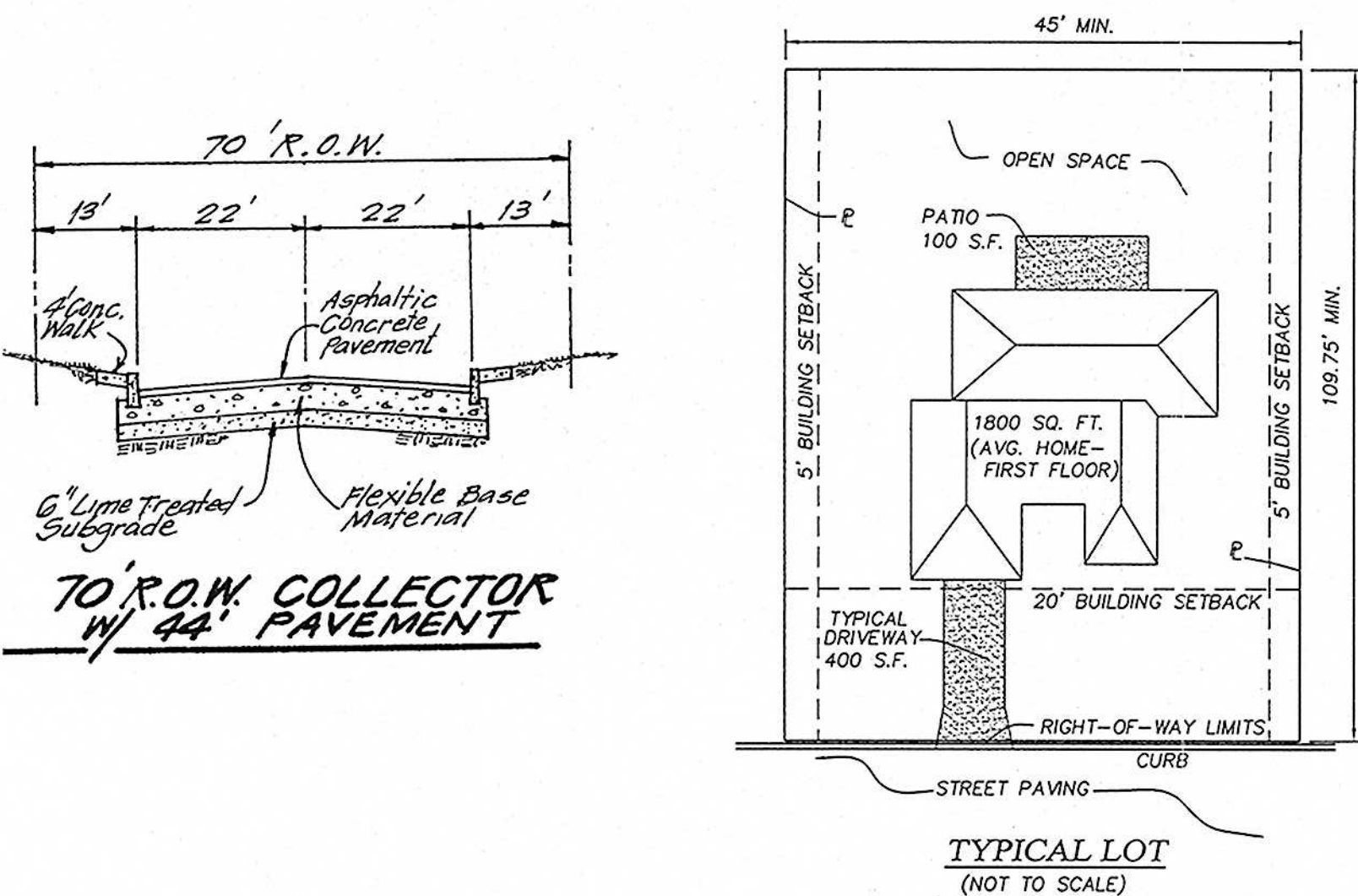
NOTE:  
REVISION TO P.U.D. #05-035B  
DATED: OCTOBER 10, 2006

THIS PUD OF LAURA HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2007.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



72 ft STREET SECTION  
@ ENTRANCE

27' STREET SECTION  
LOCAL A

REVISIONS	
date	description
8-18-05	C.S.A. REVIEW
1-24-06	C.S.A. REVIEW
6-25-06	C.S.A. REVIEW
7-07-06	C.S.A. REVIEW
9-17-07	revised remainder
10-17-07	C.S.A. REVIEW

**BROWN ENGINEERING LTD.**  
CONSULTING & ENGINEERING LTD.  
8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828-1432 fax

**PUD & MASTER DEVELOPMENT PLAN**  
LAURA HEIGHTS  
BEXAR COUNTY, TEXAS





# City of San Antonio, Texas

Department of Development Services

**TO:** Rolando Briones

**DATE:** October 25, 2007

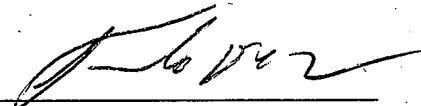
**ADDRESS:** 8118 Broadway  
San Antonio, Texas 78209

**FROM:** Luz Gonzales, Planner

**COPIES TO:** File

**SUBJECT:** PUD # 05-035B, Laura Heights (Amended)

The plat or plan referenced above was considered by the ☐ Planning Commission

☒   
Assistant Director  
Fernando J. De León, P.E.

The following action was taken:

☐ APPROVED  
☒ APPROVED WITH CONDITIONS  
☐ DENIED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

## CONDITIONS OF APPROVAL:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**Historic** approves with the following condition:

- The Texas Site Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the Culebra Creek drainage area, an area known to contain significant archeological deposits. Therefore, there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property.

If there are any questions or additional information regarding archaeological sites, please contact Kay Hinds at (210) 207-7306.

**Traffic Impact Analysis & Streets Division** approves with the following conditions:

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Unified Development Code (UDC) – 35-502(a)(7), subsection C.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

If you have any further questions, please contact Nick V. Fernandez at (210) 207-0282.

**Parks and Recreation** approves with the following conditions:

- Amenities to be provided are as follows:
  1. Playground
  2. Swimming Pool (2,500 sq. ft.)
  3. Recreation Center
  4. Athletic Courts

If you have any further questions, please contact Joel Sears at (210) 207-4091.

**Bexar County** approves with the following conditions:

The following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:

- Secondary access onto the public collector must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
- All decorative structures shall be placed within private property and not within public right-of-way.
- All traffic controls shall be warranted as per the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County.

If you have any questions, please contact Todd Sang at (210) 335-6649.

This Planned Unit Development is associated with a Master Development Plan known as Laura Heights MDP # 870-A. Should you need further assistance, please contact Luz Gonzales at (210) 207-7898.